HOUSING MARKET INFORMATION

HOUSING NOW TABLES
Winnipeg CMA

Date Released: April 2016

Housing market intelligence you can count on

Canada

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Publication Update!

CMHC's Market Analysis Centre (MAC) is currently undertaking a review of its products suite in order to better serve our clients. Some of CMHC's products are being revamped and other new products are in the planning stages.

As a result, the ***Housing Now*** report has become the ***Housing Now Tables*** and will continue to deliver timely statistics on housing market conditions across Canada, including data on housing starts, completions, mortgage rates, new home prices, absorption rates and economic indicators.

In addition, CMHC will be launching a new publication named the ***Housing Market Insight***. This publication will provide insights, analysis and information to support informed decision making within the housing and housing finance sectors. The ***Housing Market Insight*** will be released shortly.

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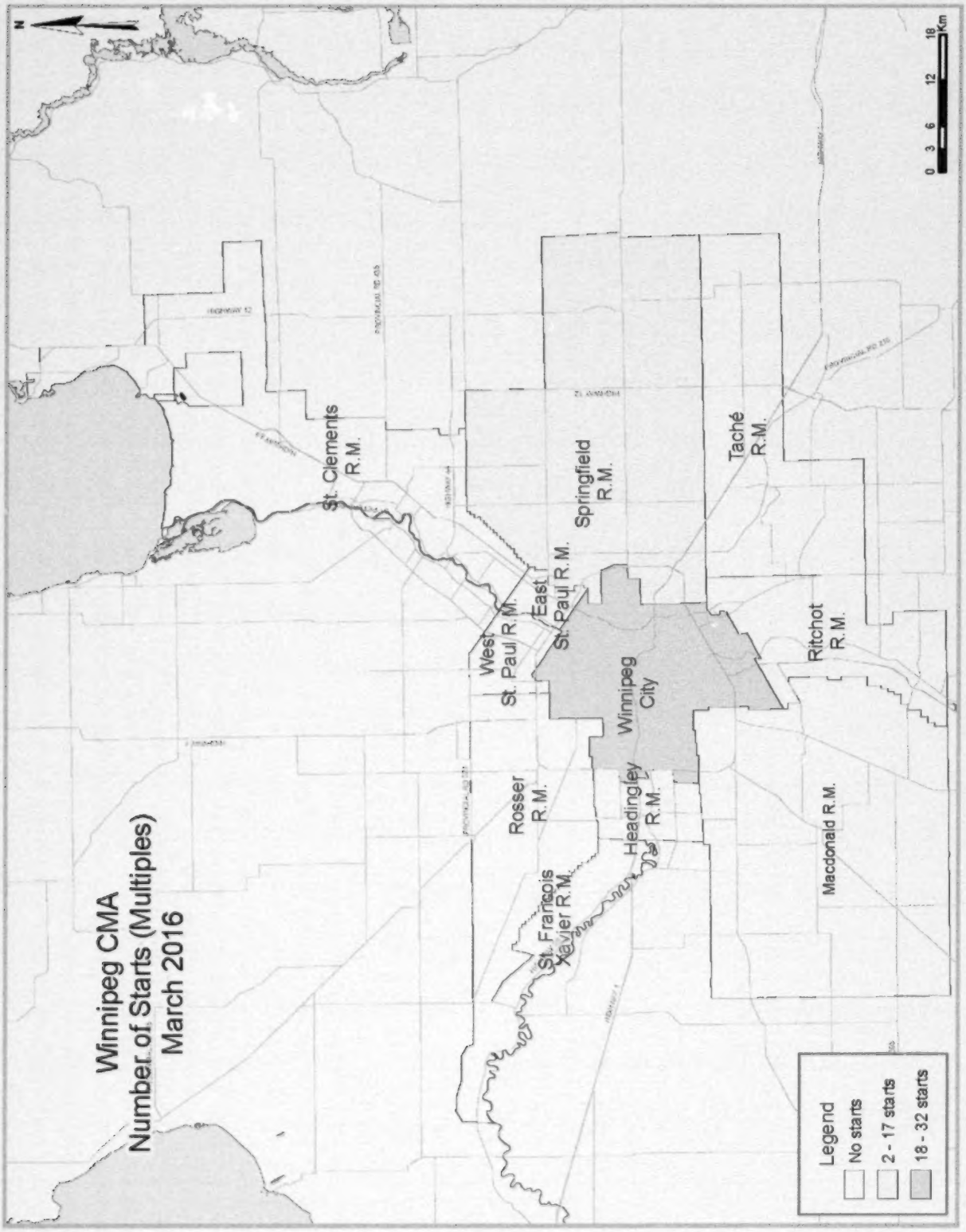
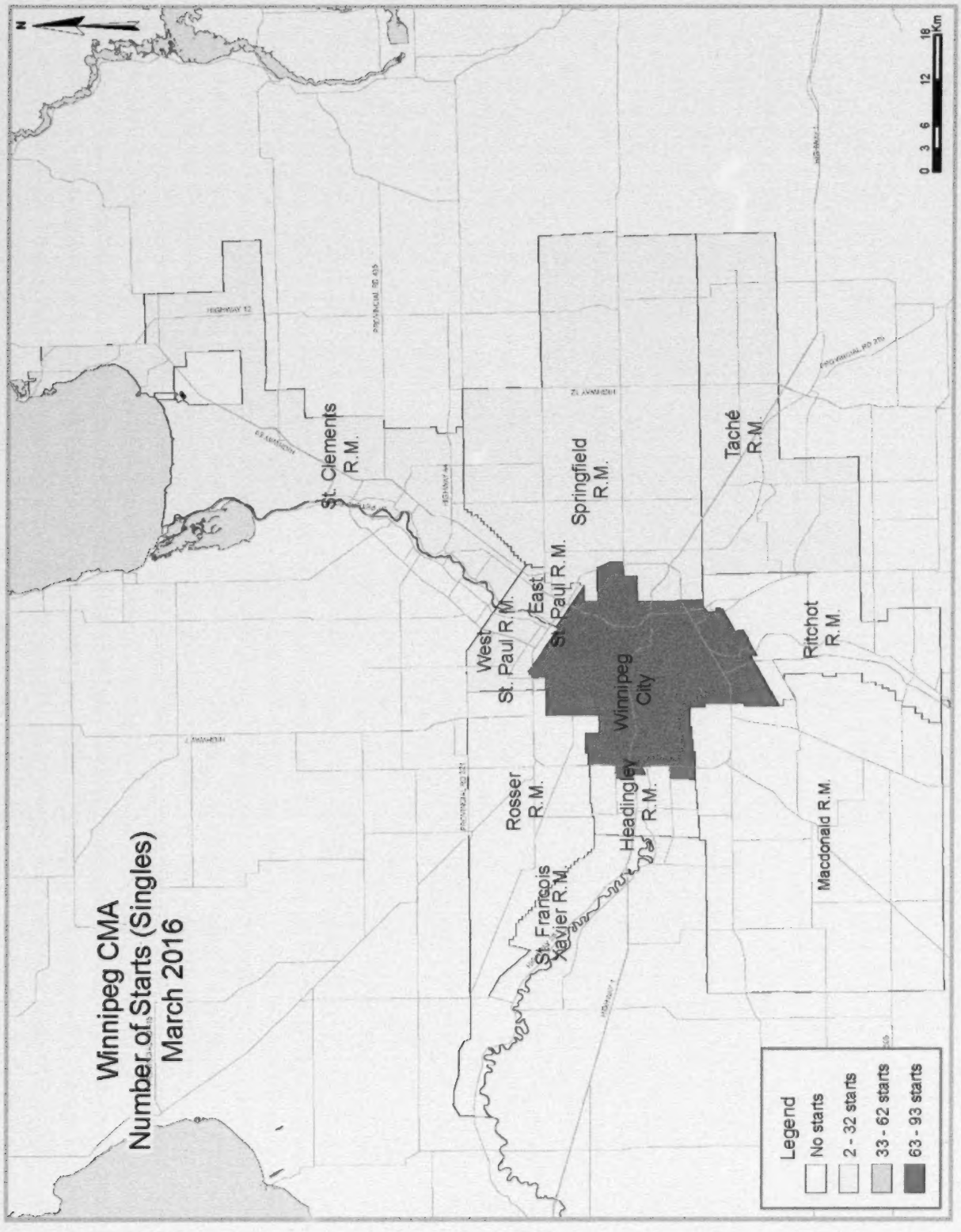
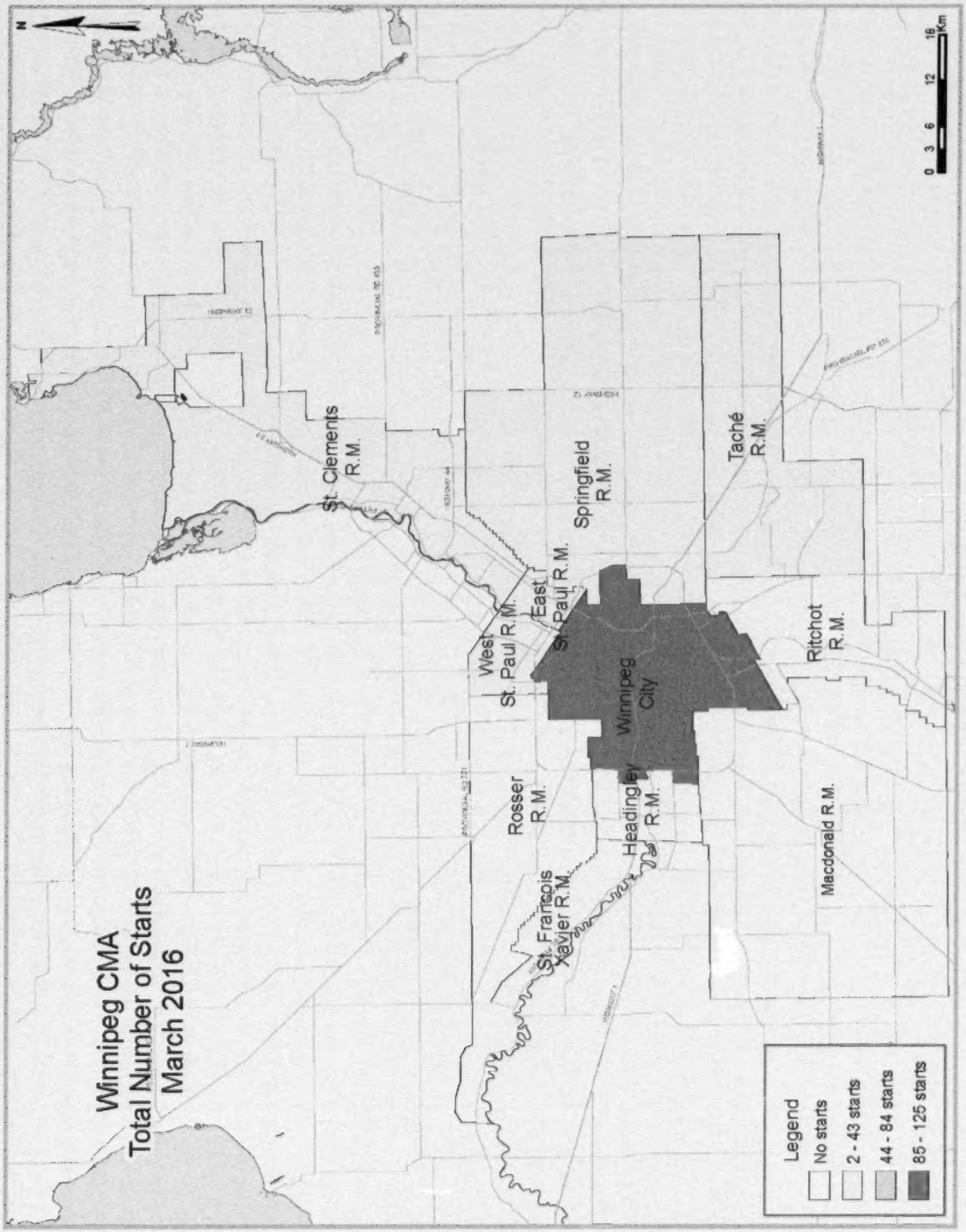
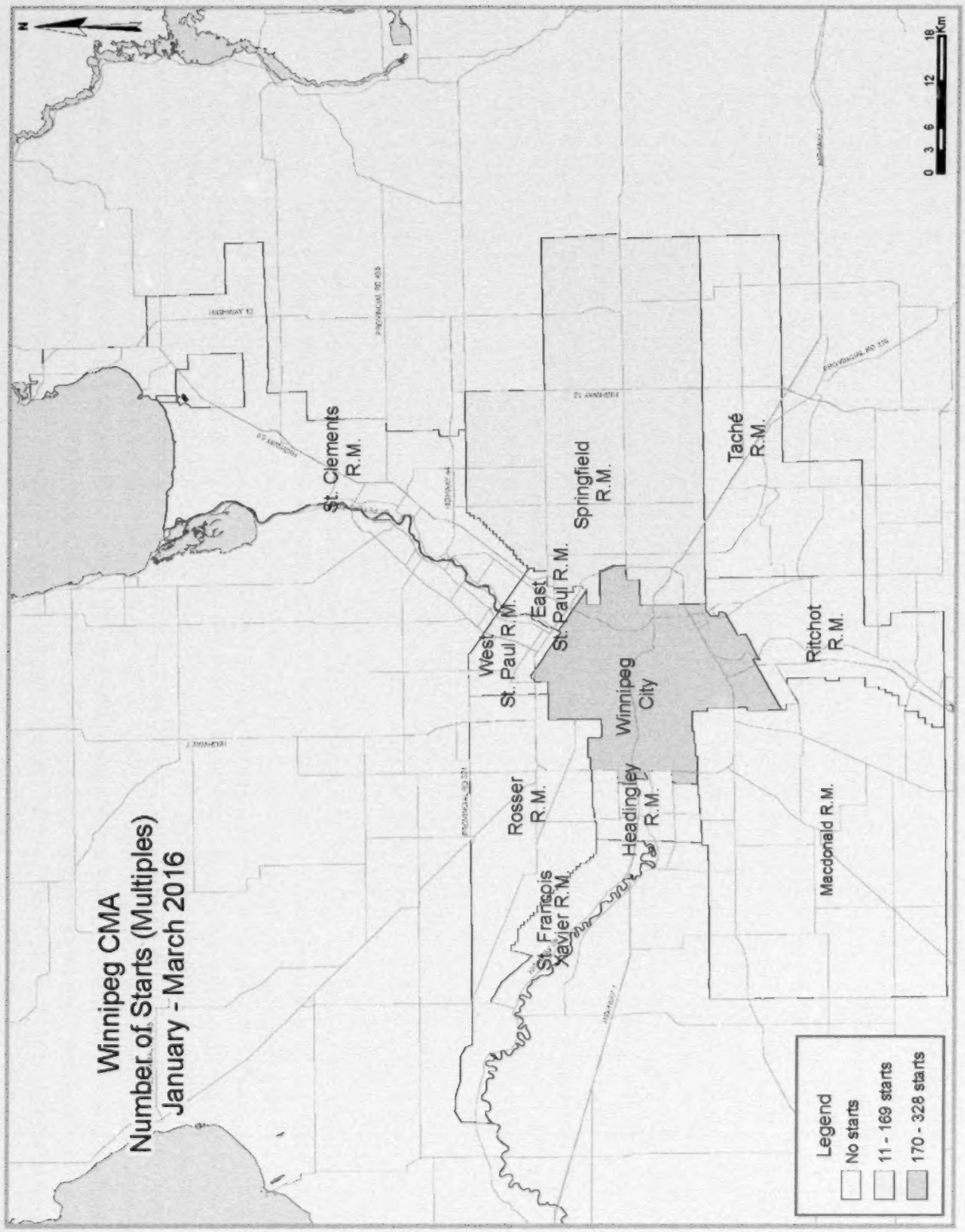
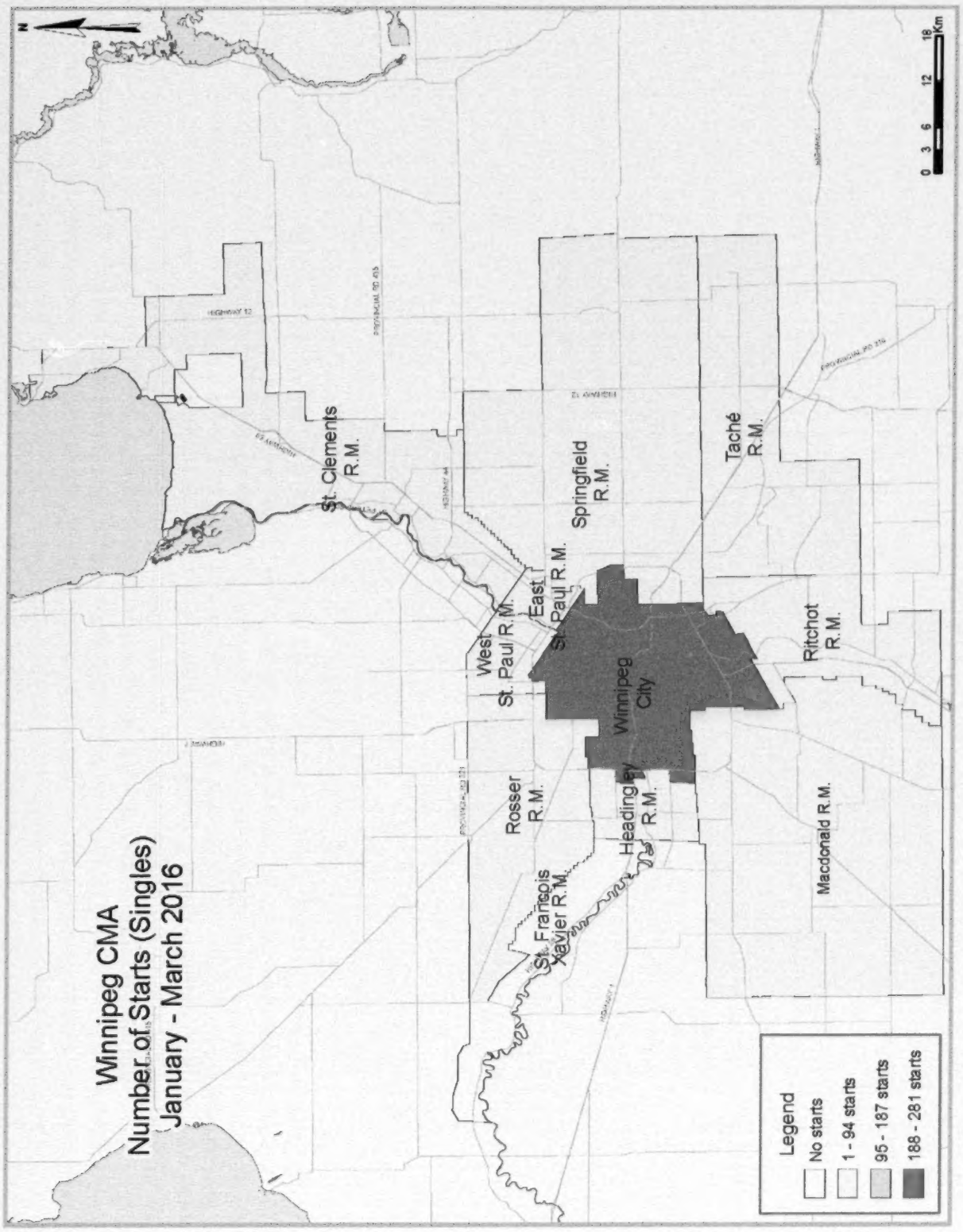
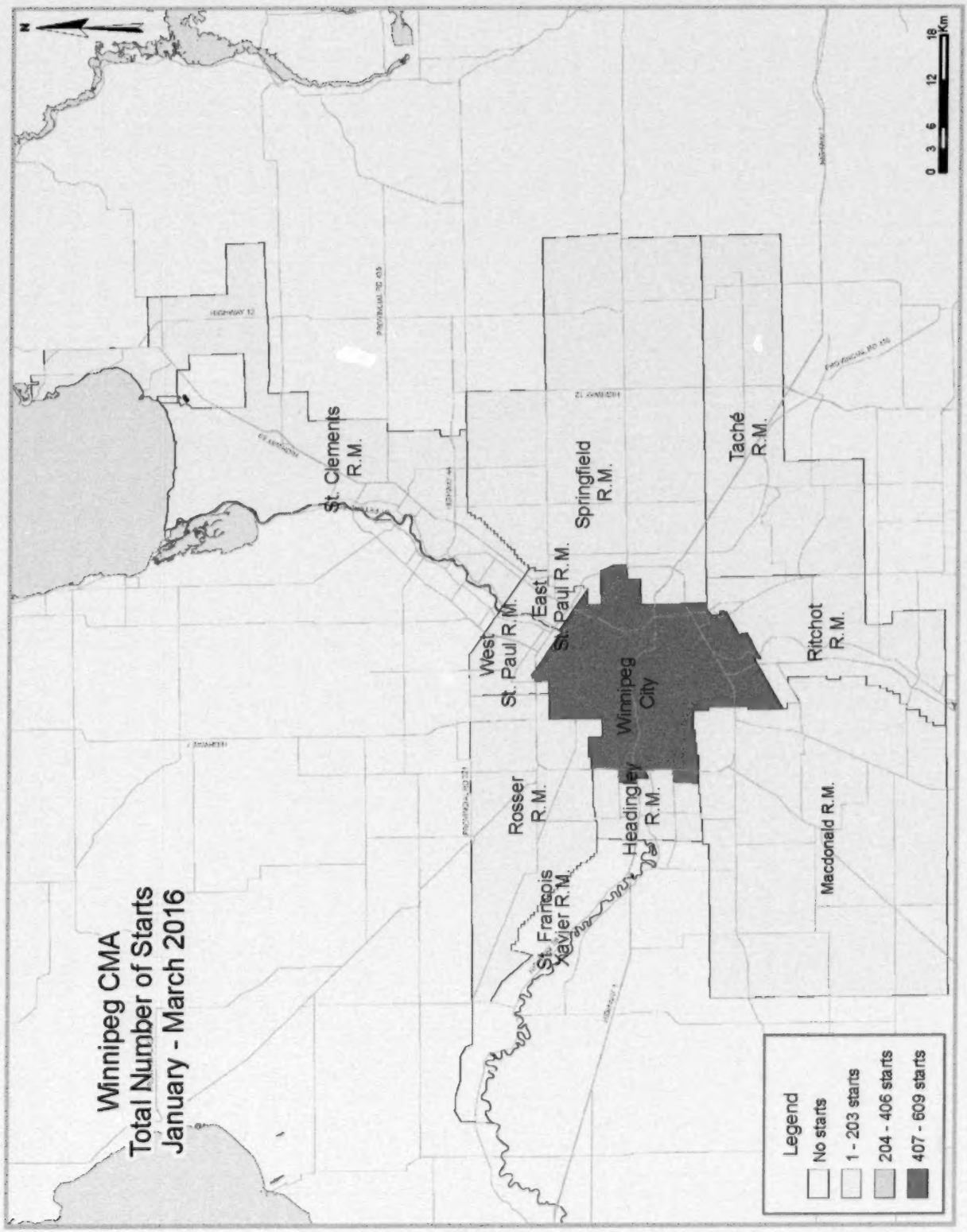

Winnipeg CMA
Number of Starts (Multiples)
March 2016
N
0 3 6 12 18 Km
St. Clements R.M.
Springfield R.M.
Taché R.M.
West St. Paul R.M.
East St. Paul R.M.
Winnipeg City
Ritchot R.M.
Rosser R.M.
Headingley R.M.
St. François Xavier R.M.
Macdonald R.M.
Legend
No starts
2 - 17 starts
18 - 32 starts


Winnipeg CMA
Number of Starts (Singles)
March 2016
N
0 3 6 12 18 Km
St. Clements R.M.
Springfield R.M.
Taché R.M.
West St. Paul R.M.
East St. Paul R.M.
Winnipeg City
Ritchot R.M.
Rosser R.M.
Headingley R.M.
St. François Xavier R.M.
Macdonald R.M.
Legend
No starts
2 - 32 starts
33 - 62 starts
63 - 93 starts


Winnipeg CMA
Total Number of Starts
March 2016
N
0 3 6 12 18 Km
St. Clements R.M.
Springfield R.M.
Taché R.M.
West St. Paul R.M.
East St. Paul R.M.
Winnipeg City
Ritchot R.M.
Rosser R.M.
Headingley R.M.
St. Francois Xavier R.M.
Macdonald R.M.
Legend
No starts
2 - 43 starts
44 - 84 starts
85 - 125 starts


Winnipeg CMA
Number of Starts (Multiples)
January - March 2016
St. Clements R.M.
Springfield R.M.
Taché R.M.
West St. Paul R.M.
East St. Paul R.M.
Winnipeg City
Ritchot R.M.
Rosser R.M.
Headingley R.M.
St. François Xavier R.M.
Macdonald R.M.
Legend
No starts
11 - 169 starts
170 - 328 starts
0 3 6 12 18 Km


Winnipeg CMA
Number of Starts (Singles)
January - March 2016
N
0 3 6 12 18 Km
St. Clements R.M.
Springfield R.M.
Taché R.M.
East St. Paul R.M.
West St. Paul R.M.
Winnipeg City
Ritchot R.M.
Rosser R.M.
Headingley R.M.
St. François Xavier R.M.
Macdonald R.M.
Legend
No starts
1 - 94 starts
95 - 187 starts
188 - 281 starts


Winnipeg CMA
Total Number of Starts
January - March 2016
St. Clements R.M.
Springfield R.M.
Taché R.M.
West St. Paul R.M.
East St. Paul R.M.
Winnipeg City
Ritchot R.M.
Rosser R.M.
Headingley R.M.
St. François Xavier R.M.
Macdonald R.M.
Legend
No starts
1 - 203 starts
204 - 406 starts
407 - 609 starts
0 3 6 12 18 Km

HOUSING NOW REPORT TABLES

Available in ALL reports:

1	Housing Starts (SAAR and Trend)
1.1	Housing Activity Summary of CMA
2	Starts by Submarket and by Dwelling Type – Current Month or Quarter
2.1	Starts by Submarket and by Dwelling Type – Year-to-Date
3	Completions by Submarket and by Dwelling Type – Current Month or Quarter
3.1	Completions by Submarket and by Dwelling Type – Year-to-Date
4	Absorbed Single-Detached Units by Price Range
5	MLS® Residential Activity
6	Economic Indicators

Available in SELECTED Reports:

1.2	Housing Activity Summary by Submarket
1.3	History of Housing Activity (once a year)
2.2	Starts by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
2.3	Starts by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
2.4	Starts by Submarket and by Intended Market – Current Month or Quarter
2.5	Starts by Submarket and by Intended Market – Year-to-Date
3.2	Completions by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
3.3	Completions by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
3.4	Completions by Submarket and by Intended Market – Current Month or Quarter
3.5	Completions by Submarket and by Intended Market – Year-to-Date
4.1	Average Price ($) of Absorbed Single-Detached Units

SYMBOLS

n/a	Not applicable
*	Totals may not add up due to co-operatives and unknown market types
**	Percent change > 200%
-	Nil
--	Amount too small to be expressed
SA	Monthly figures are adjusted to remove normal seasonal variation

Table 1: Housing Starts (SAAR and Trend) March 2016		
Winnipeg CMA[1]	February 2016	March 2016
Trend[2]	4,434	3,500
SAAR	3,741	1,965
	March 2015	March 2016
Actual		
March - Single-Detached	112	106
March - Multiples	91	34
March - Total	203	140
January to March - Single-Detached	325	340
January to March - Multiples	460	339
January to March - Total	785	679

Source: CMHC

[1] Census Metropolitan Area

[2] The trend is a six-month moving average of the monthly seasonally adjusted annual rates (SAAR)

Detailed data available upon request

Table 1.1: Housing Activity Summary of Winnipeg CMA
March 2016

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
March 2016	106	8	0	0	9	17	0	0	140
March 2015	112	14	0	0	12	0	0	65	203
% Change	-5.4	-42.9	n/a	n/a	-25.0	n/a	n/a	-100.0	-31.0
Year-to-date 2016	340	42	0	0	49	102	0	146	679
Year-to-date 2015	325	38	0	0	35	47	48	292	785
% Change	4.6	10.5	n/a	n/a	40.0	117.0	-100.0	-50.0	-13.5
UNDER CONSTRUCTION									
March 2016	942	154	10	1	255	1,154	64	2,028	4,608
March 2015	1,121	82	7	1	311	1,625	81	1,189	4,417
% Change	-16.0	87.8	42.9	0.0	-18.0	-29.0	-21.0	70.6	4.3
COMPLETIONS									
March 2016	79	20	0	0	5	63	8	60	235
March 2015	129	16	0	0	10	0	0	71	226
% Change	-38.8	25.0	n/a	n/a	-50.0	n/a	n/a	-15.5	4.0
Year-to-date 2016	390	46	0	0	55	95	19	68	673
Year-to-date 2015	459	42	4	2	36	174	0	144	861
% Change	-15.0	9.5	-100.0	-100.0	52.8	-45.4	n/a	-52.8	-21.8
COMPLETED & NOT ABSORBED									
March 2016	264	30	3	2	60	378	n/a	n/a	737
March 2015	285	17	3	2	73	255	n/a	n/a	635
% Change	-7.4	76.5	0.0	0.0	-17.8	48.2	n/a	n/a	16.1
ABSORBED									
March 2016	107	17	1	0	12	34	n/a	n/a	171
March 2015	125	14	0	0	31	15	n/a	n/a	185
% Change	-14.4	21.4	n/a	n/a	-61.3	126.7	n/a	n/a	-7.6
Year-to-date 2016	374	52	1	0	82	142	n/a	n/a	651
Year-to-date 2015	412	32	1	2	43	67	n/a	n/a	557
% Change	-9.2	62.5	0.0	-100.0	90.7	111.9	n/a	n/a	16.9

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
March 2016

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Winnipeg City									
March 2016	93	6	0	0	9	17	0	0	125
March 2015	95	12	0	0	12	0	0	65	184
East St. Paul R.M.									
March 2016	3	0	0	0	0	0	0	0	3
March 2015	2	0	0	0	0	0	0	0	2
Headingley R.M.									
March 2016	0	0	0	0	0	0	0	0	0
March 2015	0	0	0	0	0	0	0	0	0
MacDonald R.M.									
March 2016	0	0	0	0	0	0	0	0	0
March 2015	6	0	0	0	0	0	0	0	6
Ritchot R.M.									
March 2016	0	0	0	0	0	0	0	0	0
March 2015	3	0	0	0	0	0	0	0	3
Rosser R.M.									
March 2016	0	0	0	0	0	0	0	0	0
March 2015	0	0	0	0	0	0	0	0	0
St. Clements R.M.									
March 2016	2	0	0	0	0	0	0	0	2
March 2015	1	0	0	0	0	0	0	0	1
St. Francois Xavier R.M.									
March 2016	0	0	0	0	0	0	0	0	0
March 2015	0	0	0	0	0	0	0	0	0
Springfield R.M.									
March 2016	4	2	0	0	0	0	0	0	6
March 2015	1	2	0	0	0	0	0	0	3
Tache R.M.									
March 2016	2	0	0	0	0	0	0	0	2
March 2015	0	0	0	0	0	0	0	0	0
West St. Paul R.M.									
March 2016	2	0	0	0	0	0	0	0	2
March 2015	4	0	0	0	0	0	0	0	4
First Nations									
March 2016	0	0	0	0	0	0	0	0	0
March 2015	0	0	0	0	0	0	0	0	0
Winnipeg CMA									
March 2016	106	8	0	0	9	17	0	0	140
March 2015	112	14	0	0	12	0	0	65	203

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
March 2016

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
UNDER CONSTRUCTION									
Winnipeg City									
March 2016	717	146	6	1	252	1,130	58	2,028	4,338
March 2015	788	72	4	1	307	1,581	73	1,189	4,015
East St. Paul R.M.									
March 2016	29	0	0	0	0	0	0	0	29
March 2015	50	0	0	0	0	0	0	0	50
Headingley R.M.									
March 2016	13	0	0	0	0	0	0	0	13
March 2015	19	0	0	0	0	0	0	0	19
MacDonald R.M.									
March 2016	34	0	0	0	0	0	0	0	34
March 2015	35	0	0	0	4	0	0	0	39
Ritchot R.M.									
March 2016	17	0	0	0	0	0	6	0	23
March 2015	25	2	0	0	0	44	6	0	77
Rosser R.M.									
March 2016	2	0	0	0	0	0	0	0	2
March 2015	1	0	0	0	0	0	0	0	1
St. Clements R.M.									
March 2016	46	0	0	0	0	0	0	0	46
March 2015	51	0	0	0	0	0	0	0	51
St. Francois Xavier R.M.									
March 2016	1	0	0	0	0	0	0	0	1
March 2015	9	0	0	0	0	0	0	0	9
Springfield R.M.									
March 2016	37	8	0	0	3	0	0	0	48
March 2015	49	8	3	0	0	0	2	0	62
Tache R.M.									
March 2016	13	0	4	0	0	24	0	0	41
March 2015	40	0	0	0	0	0	0	0	40
West St. Paul R.M.									
March 2016	33	0	0	0	0	0	0	0	33
March 2015	54	0	0	0	0	0	0	0	54
First Nations									
March 2016	0	0	0	0	0	0	0	0	0
March 2015	0	0	0	0	0	0	0	0	0
Winnipeg CMA									
March 2016	942	154	10	1	255	1,154	64	2,028	4,608
March 2015	1,121	82	7	1	311	1,625	81	1,189	4,417

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
March 2016

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETIONS									
Winnipeg City									
March 2016	62	16	0	0	5	63	8	60	214
March 2015	91	12	0	0	10	0	0	71	184
East St. Paul R.M.									
March 2016	6	0	0	0	0	0	0	0	6
March 2015	0	0	0	0	0	0	0	0	0
Headingley R.M.									
March 2016	2	0	0	0	0	0	0	0	2
March 2015	2	0	0	0	0	0	0	0	2
Macdonald R.M.									
March 2016	0	0	0	0	0	0	0	0	0
March 2015	10	0	0	0	0	0	0	0	10
Ritchot R.M.									
March 2016	0	0	0	0	0	0	0	0	0
March 2015	11	0	0	0	0	0	0	0	11
Rosser R.M.									
March 2016	0	0	0	0	0	0	0	0	0
March 2015	1	0	0	0	0	0	0	0	1
St. Clements R.M.									
March 2016	2	0	0	0	0	0	0	0	2
March 2015	0	0	0	0	0	0	0	0	0
St. Francois Xavier R.M.									
March 2016	0	0	0	0	0	0	0	0	0
March 2015	0	0	0	0	0	0	0	0	0
Springfield R.M.									
March 2016	3	4	0	0	0	0	0	0	7
March 2015	12	4	0	0	0	0	0	0	16
Tache R.M.									
March 2016	3	0	0	0	0	0	0	0	3
March 2015	0	0	0	0	0	0	0	0	0
West St. Paul R.M.									
March 2016	1	0	0	0	0	0	0	0	1
March 2015	2	0	0	0	0	0	0	0	2
First Nations									
March 2016	0	0	0	0	0	0	0	0	0
March 2015	0	0	0	0	0	0	0	0	0
Winnipeg CMA									
March 2016	79	20	0	0	5	63	8	60	235
March 2015	129	16	0	0	10	0	0	71	226

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
March 2016

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETED & NOT ABSORBED									
Winnipeg City									
March 2016	221	24	0	2	60	346	n/a	n/a	653
March 2015	224	14	0	2	60	225	n/a	n/a	525
East St. Paul R.M.									
March 2016	5	0	0	0	0	0	n/a	n/a	5
March 2015	4	0	0	0	0	0	n/a	n/a	4
Headingley R.M.									
March 2016	0	0	0	0	0	0	n/a	n/a	0
March 2015	1	0	0	0	0	0	n/a	n/a	1
MacDonald R.M.									
March 2016	11	0	0	0	0	0	n/a	n/a	11
March 2015	19	0	0	0	2	0	n/a	n/a	21
Ritchot R.M.									
March 2016	5	1	0	0	0	17	n/a	n/a	23
March 2015	12	0	0	0	11	0	n/a	n/a	23
Rosser R.M.									
March 2016	0	0	0	0	0	0	n/a	n/a	0
March 2015	0	0	0	0	0	0	n/a	n/a	0
St. Clements R.M.									
March 2016	3	0	0	0	0	0	n/a	n/a	3
March 2015	4	0	0	0	0	0	n/a	n/a	4
St. Francois Xavier R.M.									
March 2016	1	0	0	0	0	0	n/a	n/a	1
March 2015	1	0	0	0	0	0	n/a	n/a	1
Springfield R.M.									
March 2016	10	5	3	0	0	0	n/a	n/a	18
March 2015	13	3	0	0	0	0	n/a	n/a	16
Tache R.M.									
March 2016	4	0	0	0	0	15	n/a	n/a	19
March 2015	3	0	3	0	0	30	n/a	n/a	36
West St. Paul R.M.									
March 2016	4	0	0	0	0	0	n/a	n/a	4
March 2015	4	0	0	0	0	0	n/a	n/a	4
First Nations									
March 2016	0	0	0	0	0	0	n/a	n/a	0
March 2015	0	0	0	0	0	0	n/a	n/a	0
Winnipeg CMA									
March 2016	264	30	3	2	60	378	n/a	n/a	737
March 2015	285	17	3	2	73	255	n/a	n/a	635

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
March 2016

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
ABSORBED									
Winnipeg City									
March 2016	81	15	1	0	12	33	n/a	n/a	142
March 2015	98	8	0	0	20	6	n/a	n/a	132
East St. Paul R.M.									
March 2016	7	0	0	0	0	0	n/a	n/a	7
March 2015	0	0	0	0	0	0	n/a	n/a	0
Headingley R.M.									
March 2016	2	0	0	0	0	0	n/a	n/a	2
March 2015	1	0	0	0	0	0	n/a	n/a	1
MacDonald R.M.									
March 2016	3	0	0	0	0	0	n/a	n/a	3
March 2015	6	0	0	0	0	0	n/a	n/a	6
Ritchot R.M.									
March 2016	1	1	0	0	0	0	n/a	n/a	2
March 2015	7	1	0	0	11	0	n/a	n/a	19
Rosser R.M.									
March 2016	0	0	0	0	0	0	n/a	n/a	0
March 2015	1	0	0	0	0	0	n/a	n/a	1
St. Clements R.M.									
March 2016	3	0	0	0	0	0	n/a	n/a	3
March 2015	0	0	0	0	0	0	n/a	n/a	0
St. Francois Xavier R.M.									
March 2016	0	0	0	0	0	0	n/a	n/a	0
March 2015	0	0	0	0	0	0	n/a	n/a	0
Springfield R.M.									
March 2016	4	1	0	0	0	0	n/a	n/a	5
March 2015	10	5	0	0	0	0	n/a	n/a	15
Tache R.M.									
March 2016	5	0	0	0	0	1	n/a	n/a	6
March 2015	0	0	0	0	0	9	n/a	n/a	9
West St. Paul R.M.									
March 2016	1	0	0	0	0	0	n/a	n/a	1
March 2015	2	0	0	0	0	0	n/a	n/a	2
First Nations									
March 2016	0	0	0	0	0	0	n/a	n/a	0
March 2015	0	0	0	0	0	0	n/a	n/a	0
Winnipeg CMA									
March 2016	107	17	1	0	12	34	n/a	n/a	171
March 2015	125	14	0	0	31	15	n/a	n/a	185

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.3: History of Housing Starts of Winnipeg CMA 2006 - 2015

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2015	1,648	246	4	1	272	578	154	1,497	4,400
% Change	-12.0	108.5	-42.9	-75.0	-28.8	-52.2	**	147.8	3.6
2014	1,872	118	7	4	382	1,210	51	604	4,248
% Change	-15.1	7.3	n/a	-71.4	-8.6	5.1	45.7	-21.9	-9.7
2013	2,204	110	0	14	418	1,151	35	773	4,705
% Change	4.2	61.8	-100.0	0.0	77.9	46.4	n/a	-8.4	15.7
2012	2,115	68	3	14	235	786	0	844	4,065
% Change	7.4	112.5	-25.0	-56.3	32.0	159.4	-100.0	28.9	22.0
2011	1,970	32	4	32	178	303	157	655	3,331
% Change	4.1	14.3	n/a	14.3	17.9	-10.1	**	-18.5	2.7
2010	1,893	28	0	28	151	337	3	804	3,244
% Change	27.6	7.7	n/a	33.3	64.1	**	-57.1	113.8	59.6
2009	1,484	26	0	21	92	27	7	376	2,033
% Change	-22.5	-7.1	n/a	40.0	-22.7	-95.4	n/a	16.8	-32.4
2008	1,915	28	0	15	119	586	0	322	3,009
% Change	4.3	180.0	n/a	-53.1	32.2	-2.3	-100.0	-59.3	-10.7
2007	1,836	10	0	32	90	600	11	792	3,371
% Change	5.9	-54.5	n/a	**	-23.1	112.8	83.3	29.2	21.4
2006	1,733	22	0	4	117	282	6	613	2,777

Source: CMHC (Starts and Completions Survey)

Table 2: Starts by Submarket and by Dwelling Type
March 2016

Submarket	Single		Semi		Row		Apt. & Other		Total		
	March 2016	March 2015	March 2016	March 2015	March 2016	March 2015	March 2016	March 2015	March 2016	March 2015	% Change
Winnipeg City	93	95	6	12	9	12	17	65	125	184	-32.1
East St. Paul R.M.	3	2	0	0	0	0	0	0	3	2	50.0
Headingley R.M.	0	0	0	0	0	0	0	0	0	0	n/a
MacDonald R.M.	0	6	0	0	0	0	0	0	0	6	-100.0
Ritchot R.M.	0	3	0	0	0	0	0	0	0	3	-100.0
Rosser R.M.	0	0	0	0	0	0	0	0	0	0	n/a
St. Clements R.M.	2	1	0	0	0	0	0	0	2	1	100.0
St. Francois Xavier R.M.	0	0	0	0	0	0	0	0	0	0	n/a
Springfield R.M.	4	1	2	2	0	0	0	0	6	3	100.0
Tache R.M.	2	0	0	0	0	0	0	0	2	0	n/a
West St. Paul R.M.	2	4	0	0	0	0	0	0	2	4	-50.0
First Nations	0	0	0	0	0	0	0	0	0	0	n/a
Winnipeg CMA	106	112	8	14	9	12	17	65	140	203	-31.0

Table 2.1: Starts by Submarket and by Dwelling Type
January - March 2016

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	% Change
Winnipeg City	281	266	40	32	40	83	248	339	609	720	-15.4
East St. Paul R.M.	7	10	0	0	0	0	0	0	7	10	-30.0
Headingley R.M.	2	2	0	0	0	0	0	0	2	2	0.0
MacDonald R.M.	15	15	0	0	0	0	0	0	15	15	0.0
Ritchot R.M.	4	8	0	2	0	0	0	0	4	10	-60.0
Rosser R.M.	1	0	0	0	0	0	0	0	1	0	n/a
St. Clements R.M.	11	9	0	0	0	0	0	0	11	9	22.2
St. Francois Xavier R.M.	0	0	0	0	0	0	0	0	0	0	n/a
Springfield R.M.	8	5	8	4	3	0	0	0	19	9	111.1
Tache R.M.	5	2	0	0	0	0	0	0	5	2	150.0
West St. Paul R.M.	6	8	0	0	0	0	0	0	6	8	-25.0
First Nations	0	0	0	0	0	0	0	0	0	0	n/a
Winnipeg CMA	340	325	48	38	43	83	248	339	679	785	-13.5

Source: CMHC (Starts and Completions Survey)

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market
March 2016

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	March 2016	March 2015	March 2016	March 2015	March 2016	March 2015	March 2016	March 2015
Winnipeg City	9	12	0	0	17	0	0	65
East St. Paul R.M.	0	0	0	0	0	0	0	0
Headingley R.M.	0	0	0	0	0	0	0	0
MacDonald R.M.	0	0	0	0	0	0	0	0
Ritchot R.M.	0	0	0	0	0	0	0	0
Rosser R.M.	0	0	0	0	0	0	0	0
St. Clements R.M.	0	0	0	0	0	0	0	0
St. Francois Xavier R.M.	0	0	0	0	0	0	0	0
Springfield R.M.	0	0	0	0	0	0	0	0
Tache R.M.	0	0	0	0	0	0	0	0
West St. Paul R.M.	0	0	0	0	0	0	0	0
First Nations	0	0	0	0	0	0	0	0
Winnipeg CMA	9	12	0	0	17	0	0	65

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - March 2016

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015
Winnipeg City	40	35	0	48	102	47	146	292
East St. Paul R.M.	0	0	0	0	0	0	0	0
Headingley R.M.	0	0	0	0	0	0	0	0
MacDonald R.M.	0	0	0	0	0	0	0	0
Ritchot R.M.	0	0	0	0	0	0	0	0
Rosser R.M.	0	0	0	0	0	0	0	0
St. Clements R.M.	0	0	0	0	0	0	0	0
St. Francois Xavier R.M.	0	0	0	0	0	0	0	0
Springfield R.M.	3	0	0	0	0	0	0	0
Tache R.M.	0	0	0	0	0	0	0	0
West St. Paul R.M.	0	0	0	0	0	0	0	0
First Nations	0	0	0	0	0	0	0	0
Winnipeg CMA	43	35	0	48	102	47	146	292

Source: CMHC (Starts and Completions Survey)

Table 2.4: Starts by Submarket and by Intended Market March 2016								
Submarket	Freehold		Condominium		Rental		Total*	
	March 2016	March 2015	March 2016	March 2015	March 2016	March 2015	March 2016	March 2015
Winnipeg City	99	107	26	12	0	65	125	184
East St. Paul R.M.	3	2	0	0	0	0	3	2
Headingley R.M.	0	0	0	0	0	0	0	0
MacDonald R.M.	0	6	0	0	0	0	0	6
Ritchot R.M.	0	3	0	0	0	0	0	3
Rosser R.M.	0	0	0	0	0	0	0	0
St. Clements R.M.	2	1	0	0	0	0	2	1
St. Francois Xavier R.M.	0	0	0	0	0	0	0	0
Springfield R.M.	6	3	0	0	0	0	6	3
Tache R.M.	2	0	0	0	0	0	2	0
West St. Paul R.M.	2	4	0	0	0	0	2	4
First Nations	0	0	0	0	0	0	0	0
Winnipeg CMA	114	126	26	12	0	65	140	203

Table 2.5: Starts by Submarket and by Intended Market January - March 2016								
Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015
Winnipeg City	315	298	148	82	146	340	609	720
East St. Paul R.M.	7	10	0	0	0	0	7	10
Headingley R.M.	2	2	0	0	0	0	2	2
MacDonald R.M.	15	15	0	0	0	0	15	15
Ritchot R.M.	4	10	0	0	0	0	4	10
Rosser R.M.	1	0	0	0	0	0	1	0
St. Clements R.M.	11	9	0	0	0	0	11	9
St. Francois Xavier R.M.	0	0	0	0	0	0	0	0
Springfield R.M.	16	9	3	0	0	0	19	9
Tache R.M.	5	2	0	0	0	0	5	2
West St. Paul R.M.	6	8	0	0	0	0	6	8
First Nations	0	0	0	0	0	0	0	0
Winnipeg CMA	382	363	151	82	146	340	679	785

Source: CMHC (Starts and Completions Survey)

Table 3: Completions by Submarket and by Dwelling Type
March 2016

Submarket	Single		Semi		Row		Apt. & Other		Total		
	March 2016	March 2015	March 2016	March 2015	March 2016	March 2015	March 2016	March 2015	March 2016	March 2015	% Change
Winnipeg City	62	91	16	12	13	10	123	71	214	184	16.3
East St. Paul R.M.	6	0	0	0	0	0	0	0	6	0	n/a
Headingley R.M.	2	2	0	0	0	0	0	0	2	2	0.0
MacDonald R.M.	0	10	0	0	0	0	0	0	0	10	-100.0
Ritchot R.M.	0	11	0	0	0	0	0	0	0	11	-100.0
Rosser R.M.	0	1	0	0	0	0	0	0	0	1	-100.0
St. Clements R.M.	2	0	0	0	0	0	0	0	2	0	n/a
St. Francois Xavier R.M.	0	0	0	0	0	0	0	0	0	0	n/a
Springfield R.M.	3	12	4	4	0	0	0	0	7	16	-56.3
Tache R.M.	3	0	0	0	0	0	0	0	3	0	n/a
West St. Paul R.M.	1	2	0	0	0	0	0	0	1	2	-50.0
First Nations	0	0	0	0	0	0	0	0	0	0	n/a
Winnipeg CMA	79	129	20	16	13	10	123	71	235	226	4.0

Table 3.1: Completions by Submarket and by Dwelling Type
January - March 2016

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	% Change
Winnipeg City	303	370	52	26	60	36	163	288	578	720	-19.7
East St. Paul R.M.	13	3	0	0	0	0	0	0	13	3	**
Headingley R.M.	3	4	0	0	0	0	0	0	3	4	-25.0
MacDonald R.M.	10	17	0	0	0	0	0	0	10	17	-41.2
Ritchot R.M.	3	15	2	2	0	0	0	0	5	17	-70.6
Rosser R.M.	0	1	0	0	0	0	0	0	0	1	-100.0
St. Clements R.M.	19	9	0	0	0	0	0	0	19	9	111.1
St. Francois Xavier R.M.	0	1	0	0	0	0	0	0	0	1	-100.0
Springfield R.M.	17	23	6	14	0	0	0	0	23	37	-37.8
Tache R.M.	11	10	0	0	0	4	0	30	11	44	-75.0
West St. Paul R.M.	11	8	0	0	0	0	0	0	11	8	37.5
First Nations	0	0	0	0	0	0	0	0	0	0	n/a
Winnipeg CMA	390	461	60	42	60	40	163	318	673	861	-21.8

Source: CMHC (Starts and Completions Survey)

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market
March 2016

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	March 2016	March 2015	March 2016	March 2015	March 2016	March 2015	March 2016	March 2015
Winnipeg City	5	10	8	0	63	0	60	71
East St. Paul R.M.	0	0	0	0	0	0	0	0
Headingley R.M.	0	0	0	0	0	0	0	0
MacDonald R.M.	0	0	0	0	0	0	0	0
Ritchot R.M.	0	0	0	0	0	0	0	0
Rosser R.M.	0	0	0	0	0	0	0	0
St. Clements R.M.	0	0	0	0	0	0	0	0
St. Francois Xavier R.M.	0	0	0	0	0	0	0	0
Springfield R.M.	0	0	0	0	0	0	0	0
Tache R.M.	0	0	0	0	0	0	0	0
West St. Paul R.M.	0	0	0	0	0	0	0	0
First Nations	0	0	0	0	0	0	0	0
Winnipeg CMA	5	10	8	0	63	0	60	71

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - March 2016

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015
Winnipeg City	43	36	17	0	95	144	68	144
East St. Paul R.M.	0	0	0	0	0	0	0	0
Headingley R.M.	0	0	0	0	0	0	0	0
MacDonald R.M.	0	0	0	0	0	0	0	0
Ritchot R.M.	0	0	0	0	0	0	0	0
Rosser R.M.	0	0	0	0	0	0	0	0
St. Clements R.M.	0	0	0	0	0	0	0	0
St. Francois Xavier R.M.	0	0	0	0	0	0	0	0
Springfield R.M.	0	0	0	0	0	0	0	0
Tache R.M.	0	4	0	0	0	30	0	0
West St. Paul R.M.	0	0	0	0	0	0	0	0
First Nations	0	0	0	0	0	0	0	0
Winnipeg CMA	43	40	17	0	95	174	68	144

Source: CMHC (Starts and Completions Survey)

Table 3.4: Completions by Submarket and by Intended Market March 2016								
Submarket	Freehold		Condominium		Rental		Total*	
	March 2016	March 2015	March 2016	March 2015	March 2016	March 2015	March 2016	March 2015
Winnipeg City	78	103	68	10	68	71	214	184
East St. Paul R.M.	6	0	0	0	0	0	6	0
Headingley R.M.	2	2	0	0	0	0	2	2
MacDonald R.M.	0	10	0	0	0	0	0	10
Ritchot R.M.	0	11	0	0	0	0	0	11
Rosser R.M.	0	1	0	0	0	0	0	1
St. Clements R.M.	2	0	0	0	0	0	2	0
St. Francois Xavier R.M.	0	0	0	0	0	0	0	0
Springfield R.M.	7	16	0	0	0	0	7	16
Tache R.M.	3	0	0	0	0	0	3	0
West St. Paul R.M.	1	2	0	0	0	0	1	2
First Nations	0	0	0	0	0	0	0	0
Winnipeg CMA	99	145	68	10	68	71	235	226

Table 3.5: Completions by Submarket and by Intended Market January - March 2016								
Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015
Winnipeg City	343	394	150	182	85	144	578	720
East St. Paul R.M.	13	3	0	0	0	0	13	3
Headingley R.M.	3	4	0	0	0	0	3	4
MacDonald R.M.	10	17	0	0	0	0	10	17
Ritchot R.M.	5	17	0	0	0	0	5	17
Rosser R.M.	0	1	0	0	0	0	0	1
St. Clements R.M.	19	9	0	0	0	0	19	9
St. Francois Xavier R.M.	0	1	0	0	0	0	0	1
Springfield R.M.	21	37	0	0	2	0	23	37
Tache R.M.	11	14	0	30	0	0	11	44
West St. Paul R.M.	11	8	0	0	0	0	11	8
First Nations	0	0	0	0	0	0	0	0
Winnipeg CMA	436	505	150	212	87	144	673	861

Source: CMHC (Starts and Completions Survey)

Table 4: Absorbed Single-Detached Units by Price Range
March 2016

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $350,000		$350,000 - $399,999		$400,000 - $449,999		$450,000 - $499,999		$500,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Winnipeg City													
March 2016	14	19.4	23	31.9	9	12.5	11	15.3	15	20.8	72	-	-
March 2015	12	12.6	18	18.9	22	23.2	17	17.9	26	27.4	95	-	466,853
Year-to-date 2016	62	23.1	92	34.3	39	14.6	31	11.6	44	16.4	268	-	412,964
Year-to-date 2015	51	15.5	86	26.1	79	24.0	50	15.2	63	19.1	329	-	436,958
East St. Paul R.M.													
March 2016	0	0.0	0	0.0	0	0.0	0	0.0	2	100.0	2	-	-
March 2015	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2016	0	0.0	0	0.0	0	0.0	0	0.0	3	100.0	3	-	-
Year-to-date 2015	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	--	--
Headingley R.M.													
March 2016	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	-	-
March 2015	0	0.0	0	0.0	0	0.0	1	100.0	0	0.0	1	-	-
Year-to-date 2016	0	0.0	0	0.0	0	0.0	0	0.0	2	100.0	2	-	-
Year-to-date 2015	0	0.0	2	50.0	0	0.0	1	25.0	1	25.0	4	-	-
MacDonald R.M.													
March 2016	1	33.3	0	0.0	1	33.3	0	0.0	1	33.3	3	-	-
March 2015	0	0.0	0	0.0	0	0.0	5	100.0	0	0.0	5	-	-
Year-to-date 2016	3	20.0	0	0.0	6	40.0	2	13.3	4	26.7	15	-	506,781
Year-to-date 2015	0	0.0	0	0.0	0	0.0	5	41.7	7	58.3	12	-	557,298
Ritchot R.M.													
March 2016	1	100.0	0	0.0	0	0.0	0	0.0	0	0.0	1	-	-
March 2015	2	40.0	2	40.0	0	0.0	0	0.0	1	20.0	5	-	-
Year-to-date 2016	1	25.0	3	75.0	0	0.0	0	0.0	0	0.0	4	-	-
Year-to-date 2015	5	62.5	2	25.0	0	0.0	0	0.0	1	12.5	8	-	-
Rosser R.M.													
March 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
March 2015	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2015	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
St. Clements R.M.													
March 2016	1	100.0	0	0.0	0	0.0	0	0.0	0	0.0	1	-	-
March 2015	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2016	4	80.0	0	0.0	0	0.0	0	0.0	1	20.0	5	-	-
Year-to-date 2015	2	50.0	0	0.0	1	25.0	0	0.0	1	25.0	4	-	-
St. Francois Xavier R.M.													
March 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
March 2015	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2015	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range
March 2016

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $350,000		$350,000 - $399,999		$400,000 - $449,999		$450,000 - $499,999		$500,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Springfield R.M.													
March 2016	1	25.0	0	0.0	2	50.0	0	0.0	1	25.0	4	-	-
March 2015	6	60.0	1	10.0	1	10.0	0	0.0	2	20.0	10	-	388,420
Year-to-date 2016	2	22.2	1	11.1	5	55.6	0	0.0	1	11.1	9	-	394,975
Year-to-date 2015	6	33.3	3	16.7	5	27.8	1	5.6	3	16.7	18	-	392,067
Tache R.M.													
March 2016	0	0.0	2	66.7	1	33.3	0	0.0	0	0.0	3	-	-
March 2015	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2016	5	62.5	2	25.0	1	12.5	0	0.0	0	0.0	8	-	-
Year-to-date 2015	2	50.0	0	0.0	0	0.0	0	0.0	2	50.0	4	-	-
West St. Paul R.M.													
March 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
March 2015	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2016	0	0.0	0	0.0	0	0.0	0	0.0	5	100.0	5	-	600,000
Year-to-date 2015	0	0.0	0	0.0	0	0.0	0	0.0	2	100.0	2	-	-
First Nations													
March 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
March 2015	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2015	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Winnipeg CMA													
March 2016	18	20.7	25	28.7	13	14.9	11	12.6	20	23.0	87	-	-
March 2015	20	17.2	21	18.1	23	19.8	23	19.8	29	25.0	116	-	456,788
Year-to-date 2016	77	24.1	98	30.7	51	16.0	33	10.3	60	18.8	319	-	418,380
Year-to-date 2015	66	17.3	93	24.3	85	22.3	57	14.9	81	21.2	382	-	436,717

Source: CMHC (Market Absorption Survey)

Table 4.1: Average Price ($) of Absorbed Single-detached Units March 2016						
Submarket	March 2016	March 2015	% Change	YTD 2016	YTD 2015	% Change
Winnipeg City	-	466,853	n/a	412,964	436,958	-5.5
East St. Paul R.M.	-	-	n/a	-	-	n/a
Headingley R.M.	-	-	n/a	-	-	n/a
MacDonald R.M.	-	-	n/a	506,781	557,298	-9.1
Ritchot R.M.	-	-	n/a	-	-	n/a
Rosser R.M.	-	-	n/a	-	-	n/a
St. Clements R.M.	-	-	n/a	-	-	n/a
St. Francois Xavier R.M.	-	-	n/a	-	-	n/a
Springfield R.M.	-	388,420	n/a	394,975	392,067	0.7
Tache R.M.	-	-	n/a	-	-	n/a
West St. Paul R.M.	-	-	n/a	600,000	-	n/a
First Nations	-	-	n/a	-	-	n/a
Winnipeg CMA	-	456,788	n/a	418,380	436,717	-4.2

Source: CMHC (Market Absorption Survey)

Table 5: MLS® Residential Activity for Winnipeg
March 2016

		Number of Sales	Yr/Yr %	Sales SA	Number of New Listings	New Listings SA	Sales-to-New Listings SA	Average Price ($)	Yr/Yr %	Average Price ($) SA
2015	January	554	4.7	1,043	1,366	1,896	55.0	261,612	-0.4	270,856
	February	624	-3.0	982	1,373	1,857	52.9	266,837	0.8	272,418
	March	957	10.3	1,029	2,179	2,064	49.9	281,269	1.0	273,994
	April	1,212	3.7	1,024	2,550	1,964	52.1	292,456	5.0	281,285
	May	1,404	-5.6	1,047	2,484	1,808	57.9	287,587	0.2	274,697
	June	1,447	-0.5	984	2,392	1,705	57.7	281,349	0.4	274,308
	July	1,328	-5.5	1,015	2,141	1,799	56.4	281,684	4.8	282,384
	August	1,197	10.9	1,066	1,989	1,785	59.7	276,397	2.3	280,142
	September	1,086	-2.8	1,019	2,064	1,804	56.5	274,541	4.0	281,554
	October	1,011	-3.7	1,003	1,679	1,841	54.5	271,759	0.4	273,905
	November	849	10.1	1,044	1,270	1,803	57.9	278,134	4.2	283,770
	December	598	4.2	1,010	686	1,847	54.7	256,900	-5.4	261,212
2016	January	530	-4.3	1,076	1,333	1,950	55.2	273,154	4.4	282,987
	February	773	23.9	1,108	1,557	1,931	57.4	278,087	4.2	283,453
	March	1,001	4.6	1,072	1,980	1,884	56.9	287,692	2.3	281,324
	April									
	May									
	June									
	July									
	August									
	September									
	October									
	November									
	December									
	Q1 2015	2,135	4.7		4,918			271,950	0.7	
	Q1 2016	2,304	7.9		4,870			281,125	3.4	
	YTD 2015	2,135	4.7		4,918			271,950	0.7	
	YTD 2016	2,304	7.9		4,870			281,125	3.4	

MLS® is a registered trademark of the Canadian Real Estate Association (CREA).

Source: CMHC, adapted from MLS® data supplied by CREA

Table 6: Economic Indicators
March 2016

		Interest Rates			NHPI, Total, Winnipeg CMA 2007=100	CPI, 2002 =100	Winnipeg Labour Market			
		P & I Per $100,000	Mortgage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings ($)
			1 Yr. Term	5 Yr. Term						
2015	January	570	3.14	4.79	138.1	124.2	417	6.0	68.5	824
	February	567	2.89	4.74	138.2	125.0	418	6.3	68.8	825
	March	567	2.89	4.74	138.7	126.5	421	6.3	69.1	828
	April	561	2.89	4.64	138.8	126.3	423	6.1	69.3	832
	May	561	2.89	4.64	138.9	126.6	426	6.1	69.6	835
	June	561	2.89	4.64	139.6	127.0	426	6.0	69.6	838
	July	561	2.89	4.64	139.6	126.8	425	6.0	69.3	841
	August	561	2.89	4.64	139.7	127.6	425	5.9	69.2	849
	September	561	2.89	4.64	139.9	127.2	427	5.6	69.1	860
	October	561	2.89	4.64	140.1	127.8	428	5.7	69.2	867
	November	561	3.14	4.64	140.2	127.4	426	5.8	69.0	870
	December	561	3.14	4.64	140.3	126.2	425	6.2	69.0	866
2016	January	561	3.14	4.64	140.5	126.7	423	6.3	68.7	864
	February	561	3.14	4.64	140.5	126.4	424	6.4	68.8	866
	March	561	3.14	4.64		127.6	425	6.3	68.9	866
	April									
	May									
	June									
	July									
	August									
	September									
	October									
	November									
	December									

"P & I" means Principal and Interest (assumes $100,000 mortgage amortized over 25 years using current 5 year interest rate)
"NHPI" means New Housing Price Index
"CPI" means Consumer Price Index
"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

METHODOLOGY

Starts & Completions Survey Methodology

The Starts and Completions Survey is conducted by way of site visits which are used to confirm that new units have reached set stages in the construction process. Since most municipalities in the country issue building permits, these are used as an indication of where construction is likely to take place. In areas where there are no permits, reliance has to be placed either on local sources or searching procedures.

The Starts and Completions Survey is carried out monthly in urban areas with population in excess of 50,000, as defined by the 2011 Census. In urban areas with populations of 10,000 to 49,999, all Starts are enumerated in the last month of the quarter (i.e. four times a year, in March, June, September and December). In these centres with quarterly enumeration, Completion activity is modeled based on historical patterns. Monthly Starts and Completions activity in these quarterly locations are statistically estimated at a provincial level for single and multi categories. Centres with populations below 10,000 are enumerated on a sample basis, also in the last month of each quarter (i.e. four times a year, in March, June, September and December).

The Starts and Completions Survey enumerates dwelling units in new structures only, designed for non-transient and year-round occupancy.

Mobile homes are included in the surveys. A mobile home is a type of manufactured house that is completely assembled in a factory and then moved to a foundation before it is occupied.

Trailers or any other movable dwelling (the larger often referred to as a mobile home) with no permanent foundation are excluded from the survey.

Conversions and/or alterations within an existing structure are excluded from the surveys as are seasonal dwellings, such as: summer cottages, hunting and ski cabins, trailers and boat houses; and hostel accommodations, such as: hospitals, nursing homes, penal institutions, convents, monasteries, military and industrial camps, and collective types of accommodation such as: hotels, clubs, and lodging homes.

Market Absorption Survey Methodology

The Market Absorption Survey is carried out in conjunction with the Starts and Completions Survey in urban areas with populations in excess of 50,000. When a structure is recorded as completed, an update is also made as units are sold or rented. The dwellings are then enumerated each month until such time as full absorption occurs.

STARTS AND COMPLETIONS SURVEY AND MARKET ABSORPTION SURVEY DEFINITIONS

A "**dwelling unit**", for purposes of the Starts and Completions Survey, is defined as a structurally separate set of self-contained living premises with a private entrance from outside the building or from a common hall, lobby, or stairway inside the building. Such an entrance must be one that can be used without passing through another separate dwelling unit.

A "**start**", for purposes of the Starts and Completions Survey, is defined as the beginning of construction work on a building, usually when the concrete has been poured for the whole of the footing around the structure, or an equivalent stage where a basement will not be part of the structure.

The number of units "**under construction**" as at the end of the period shown, takes into account certain adjustments which are necessary for various reasons. For example, after a start on a dwelling has commenced construction may cease, or a structure, when completed, may contain more or fewer dwelling units than were reported at start.

A "**completion**", for purposes of the Starts and Completions Survey, is defined as the stage at which all the proposed construction work on a dwelling unit has been performed, although under some circumstances a dwelling may be counted as completed where up to 10 per cent of the proposed work remains to be done.

The term "**absorbed**" means that a housing unit is no longer on the market (i.e. has been sold or rented). This usually happens when a binding contract is secured by a non-refundable deposit and has been signed by a qualified purchaser. The purpose of the Market Absorption Survey is to measure the rate at which units are sold or rented after they are completed, as well as collect prices.

DWELLING TYPES:

A "**Single-Detached**" dwelling (also referred to as "**Single**") is a building containing only one dwelling unit, which is completely separated on all sides from any other dwelling or structure. Includes link homes, where two units may share a common basement wall but are separated above grade. Also includes cluster-single developments.

A "**Semi-Detached (Double)**" dwelling (also referred to as "**Semi**") is one of two dwellings located side-by-side in a building, adjoining no other structure and separated by a common or party wall extending from ground to roof.

A "**Row (Townhouse)**" dwelling is a one family dwelling unit in a row of three or more attached dwellings separated by a common or party wall extending from ground to roof.

The term "**Apartment and other**" includes all dwellings other than those described above, including structures commonly known as stacked townhouses, duplexes, triplexes, double duplexes and row duplexes.

INTENDED MARKET:

The "**intended market**" is the tenure in which the unit is being marketed. This includes the following categories:

Freehold: A residence where the owner owns the dwelling and lot outright.

Condominium (including Strata-Titled): An individual dwelling which is privately owned, but where the building and/or the land are collectively owned by all dwelling unit owners. A condominium is a form of ownership rather than a type of house.

Rental: Dwelling constructed for rental purposes regardless of who finances the structure.

GEOGRAPHICAL TERMS:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree on integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

A "**Rural**" area, for the purposes of this publication, is a centre with a population less than 10,000.

All data presented in this publication is based on Statistics Canada's 2006 Census area definitions.

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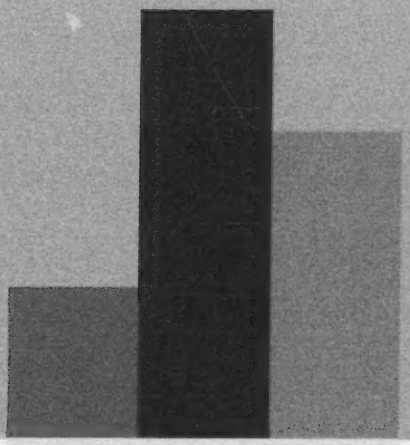

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